

# \$1,149,900 - 296 Gleneagles View, Cochrane

MLS® #A2225123

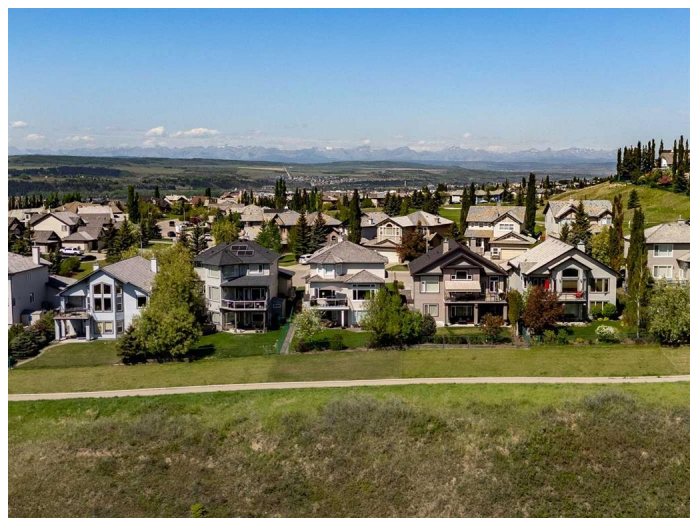
**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

There's no escaping the views from this unique, 4 bedroom, 2-storey home. Rear views overlook the expansive ravine and Glenbow Provincial Park, serene with nature and wildlife while views from the bonus room and front veranda feature the Rocky Mountains and the golf course, all in the heart of the desirable community of Gleneagles. This open floor plan lends itself perfectly to everyday functionality, featuring a tastefully updated, spacious kitchen showcasing granite counter tops, stainless-steel appliances, eat-up island, a large dining space and cozy living area with a gas fireplace surrounded by a stunning built in cabinet to showcase your favourite things. The desirable top floor layout provides the perfect bonus room which has stunning mountain views overlooking the golf course and a spacious primary bedroom featuring a walk-in closet, recently remodelled five-piece ensuite with jetted tub, separate shower, dual sinks, and incredible ravine views. Two additional upstairs bedrooms with oversized closets with built-ins, along with a five-piece bathroom rounding out the upper level providing ample space for the kids or guests. The finished walkout basement serves as a great space to relax, entertain, or host guests. Cozy up during the colder months with in-floor heating and stay cool during the summer with air conditioning and you'll love the double, oversized, heated garage with 220, 30 Amp service. Walk out on to a perfectly landscaped oasis of a backyard where there is no shortage



of outdoor living spaces to soak in the views or enjoy the miles of pathway just outside your door with quick, walking access to Glenbow Ranch Provincial Park. Play a round of golf at the Links of Gleneagles just a 5-minute walk away or enjoy dinner at the clubhouse taking in the stunning mountain views. School buses and COLT, Cochrane’s own on-demand transit, stop nearby. Quick access to the city, with only a 30-minute commute to downtown Calgary.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225123    |
| Price          | \$1,149,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,365       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 296 Gleneagles View |
| Subdivision | GlenEagles          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C2H6              |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Picnic Area, Playground, Park |
| Parking Spaces | 4                             |

|                               |                                                                                                                                                                                                                                                                                                                  |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking                       | Double Garage Attached, 220 Volt Wiring, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street                                                                                                                                                                       |
| # of Garages                  | 2                                                                                                                                                                                                                                                                                                                |
| <b>Interior</b>               |                                                                                                                                                                                                                                                                                                                  |
| Interior Features             | Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Bookcases, Built-in Features, Double Vanity, French Door, Jetted Tub, Quartz Counters, Skylight(s), Separate Entrance, Wet Bar |
| Appliances                    | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Central Air Conditioner, Bar Fridge, Convection Oven, Induction Cooktop, Washer/Dryer, Window Coverings                                                                                                                                         |
| Heating                       | Central, Fireplace(s), In Floor                                                                                                                                                                                                                                                                                  |
| Cooling                       | Central Air                                                                                                                                                                                                                                                                                                      |
| Fireplace                     | Yes                                                                                                                                                                                                                                                                                                              |
| # of Fireplaces               | 1                                                                                                                                                                                                                                                                                                                |
| Fireplaces                    | Gas, Decorative, Living Room                                                                                                                                                                                                                                                                                     |
| Has Basement                  | Yes                                                                                                                                                                                                                                                                                                              |
| Basement                      | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                                         |
| <b>Exterior</b>               |                                                                                                                                                                                                                                                                                                                  |
| Exterior Features             | BBQ gas line, Balcony, Storage                                                                                                                                                                                                                                                                                   |
| Lot Description               | Front Yard, Landscaped, Lawn, On Golf Course, Views, Backs on to Park/Green Space, Back Yard, Close to Clubhouse, Dog Run Fenced In, Environmental Reserve, Greenbelt, No Neighbours Behind                                                                                                                      |
| Roof                          | Wood                                                                                                                                                                                                                                                                                                             |
| Construction                  | Brick, Vinyl Siding, Wood Frame                                                                                                                                                                                                                                                                                  |
| Foundation                    | Poured Concrete                                                                                                                                                                                                                                                                                                  |
| <b>Additional Information</b> |                                                                                                                                                                                                                                                                                                                  |
| Date Listed                   | May 29th, 2025                                                                                                                                                                                                                                                                                                   |
| Days on Market                | 76                                                                                                                                                                                                                                                                                                               |
| Zoning                        | R-LD                                                                                                                                                                                                                                                                                                             |
| HOA Fees                      | 125                                                                                                                                                                                                                                                                                                              |
| HOA Fees Freq.                | ANN                                                                                                                                                                                                                                                                                                              |
| <b>Listing Details</b>        |                                                                                                                                                                                                                                                                                                                  |
| Listing Office                | The Real Estate District                                                                                                                                                                                                                                                                                         |

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